



Town of Lexington - FY 2018-FY 2022 Capital Improvement Projects

Project Name: Conservation Restriction/Trail Easement, Lexington Montessori land **Date:** 30-Sep-16
Project ID Number: 1024 **Revision Date:** 03-Oct-16
Submitted By: Carol Kowalski **Department:** Land Use, Health and Dev **Priority:** 0
First Year Submission? ☒ **Phone #:** 781-698-4561 **E-mail:** ckowalski@lexingtonma.gov

Description of Project:

This request is for CPA funds and or tax levy Capital appropriation for the acquisition of a trail easement or trail license for pedestrian and bicycle use across land owned by the Lexington Montessori School on Concord Avenue, Lexington as recorded in the Middlesex South Registry of Deeds, lot B1 in Book 67946, Page 263, on recorded plan #809 of 2016. The Greenways Corridor Committee has developed a proposed connection in the southeast corner of Town to add to its ACROSS Lexington trail network system. The Lexington Montessori School purchased the subject land from Belmont Country Club in 2016. The land had been in Chapter 61 recreational use tax status, and a condition of Chapter 61 status the Town had a right-of-first refusal. Prior to deciding whether to exercise its right of first refusal, the Town had promising discussions with the Head of School and Business Manager of the Lexington Montessori School about the possibility of negotiating a trail easement.

Justification/Benefit:

The planned trail across the Lexington Montessori School property, along with an agreement under consideration by MassDOT for public access to 1000' of its right-of-way, would provide a direct trail connection linking the Town of Lexington's 161-acre Dunback Meadow conservation property and the Massachusetts Department of Conservation and Recreation's extensive Beaver Brook North Reservation. This trail will also link with the Western Greenway Trail connecting nearly 2,000 acres of open space in the communities of Belmont, Lexington and Waltham. At a regional level, these trails form part of the Boston Greenbelt within the Metropolitan Area Planning Council's Landlines trail network. The trail easement may require a filing with the Conservation Commission if the trail is planned through buffer zone or resources area.

Impact if not completed:

Lacking this trail connection will result in a gap in the trail of approximately one mile, directing trail users to walk along heavily traveled Pleasant Street and Concord Avenue before being able to rejoin the greenway.

Timeframe:

Execute trail agreement with Lexington Montessori School July 2017. Submit application to Conservation Commission November 2017 for trail design.

Replace. Freq:

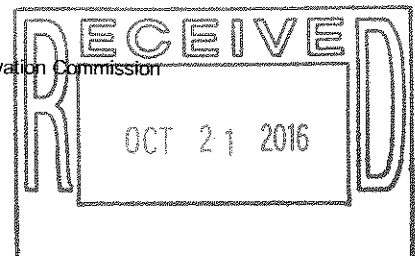
0 Years

Stakeholders:

Greenways Corridor Committee, Lexington residents, the Lexington Montessori School, the Lexington Conservation Commission

Operating Budget Impact:

None anticipated.



Cost Analysis:

Funding Source: ☒ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other

Capital Funding Request

1024	2018	2019	2020	2021	2022	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0	\$0
Totals	\$0	\$0	\$0	\$0	\$0	\$0
CPA Amt. Req.	\$0	\$0	\$0	\$0	\$0	\$0

Recurring Cost

\$0.00

Maintenance Cycle

0 Years

CPA Purpose
<input checked="" type="radio"/> Open Space
<input type="radio"/> Recreation
<input type="radio"/> Historic
<input type="radio"/> Housing

Basis of Cost Projection:



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Cost to be determined. Tax levy and/or CPA funds are requested pending determination of the type of trail agreement negotiated.